

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Council members

FROM/PHONE: Mark Kutney, Development Services Director (954) 797-1101

SUBJECT: Site Plan
Application No., SP 6-6-01
Project Name and Location: Hicks Estates
3600 S.W. 136th Ave.

TITLE OF AGENDA ITEM: Hicks Estates

REPORT IN BRIEF: The applicant requests approval of ten (10) single family residential lots, street tree landscaping, and a private roadway on 14.838 acres. The lots will range in size from 35,201.82 square feet to 159,604.06 square feet arranged in a linear design with a centralized private road and cul-de-sac connecting to S.W. 136th Avenue at the northwest end of the property. Live Oak trees (14-16'ht.) have been provided as street trees within each lot per code requirements. Each lot will be landscaped by an approved plan at time of the housing unit submittal. All on-lot requirements will be satisfied at that time.

PREVIOUS ACTIONS: None

CONCURRENCES: At its November 13, 2001 meeting Ms. Aitken made a motion seconded by Mr. Engle, to approve subject to the planning report; subject to making sure all lot sizes be a minimum of 35,000 square feet; revise the plans to clearly where the horse trail comes on the property line and crosses over the property showing what provisions are made for the trail; and to have these adjustments made before presentation to Council. (Motion carried: 4-0, Chair Evans absent November 13, 2001).

RECOMMENDATION(S): Based upon the above, staff recommends approval of application SP 6-6-01 subject to the following conditions prior to the issuance of a building permit.

1. Providing a recorded copy of the plat.
2. Deed restricting the "open area" lot to open space use only in the Home Owner's Association Documents.
3. Specify the size of the Royal Palms on the landscape plan.
4. Provide a note on the landscape plan for all common areas as noted in the HOA documents to be irrigated by an automatic irrigation system.

Attachments: Planning Report, Land Use Map, Subject Site, Aerial, Site Plan

Application #: SP 6-6-01
Hick's Estates

Item No.

Revisions:

Exhibit "A":

Original Report Date: November 9, 2001

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner /Agent:

Name: Ghasem Khavanin

Address: 1119 S.W. 11 CT.

City: Davie, Fl.

Phone: (954) 931-3401

BACKGROUND INFORMATION

Application Request: Site plan approval

Address/Location: 3600 S.W. 136th Ave.

Land Use Plan Designation: Residential (1 du/ac)

Zoning: A-1 Agricultural District (1 du/ac)

Existing Use: The subject site is currently undeveloped

Parcel Size: 14.838 acres (646,452.88 square feet)

Surrounding Land Use:

North: Kapok ESL Site

South: Vacant Land

East: Kapok ESL Site

West: Single Family Homes

Surrounding Land use Designations:

North: Residential (1 du/ac)

South: Residential (1du/ac)

East: Conservation

West: Residential (1 du/ac)

Surrounding Zoning:

North: RS, Recreational/Open Space District

South: A-1, Agricultural District

East: RS, Recreational/Open Space District

West: A-1, Agricultural District and R-1, Estate Dwelling District

ZONING HISTORY

Previous Requests on Same Property: The plat was approved by Town Council on September 6, 2000 restricting the property to 10 detached single family units.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests approval of ten (10) single family residential lots, street tree landscaping, and a private roadway on 14.838 acres. The lots will range in size from 35,201.82 square feet to 159,604.06 square feet arranged in a linear design with a centralized private road and cul-de-sac connecting to S.W. 136th Avenue at the northwest end of the property.
 2. *Landscaping:* Live Oak trees (14-16'ht.) have been provided as street trees within each lot per code requirements. Each lot will be landscaped by an approved plan at time of the housing unit submittal. All on-lot requirements will be satisfied at that time.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 2 generally includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by Nob Hill Road and Pine Island Road. The predominant existing and planned land use in single-family residential at a density of one dwelling unit per acre. The Broward County Landfill site, now closed, is programmed for redevelopment as a park site. The Boy Scout Camp is located to the north of the landfill site and is also used for recreational and open space purposes. A major land holding, Imagination Farms, constitutes the last remaining dairy operation in Davie and has developed half of the site with 400 single-family residences. Several larger parcels are currently being platted, in preparation for marketing or development as estate residences and commercial projects.

Broward County Land Use Plan: The governing plat titled Hicks Estates is restricted to 10 detached single family units approved by Town Council on September 6, 2000.

Staff Analysis and Findings of Fact

The proposed modification meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 6-6-01 subject to the following conditions:*

1. Providing a recorded copy of the plat.
2. Deed restricting the "open area" lot to open space use only in the Home Owner's Association Documents.
3. Specify the size of the Royal Palms on the landscape plan.
4. Provide a note on the landscape plan for all common areas as noted in the HOA documents to be irrigated by an automatic irrigation system.

Site Plan Committee

Site Plan Committee Recommendation: At its November 13, 2001 meeting Ms. Aitken made a motion seconded by Mr. Engle, to approve subject to the planning report; subject to making sure all lot sizes be a minimum of 35,000 square feet; revise the plans to clearly where the horse trail comes on the property line and crosses over the property showing what provisions are made for the trail; and to have these adjustments made before presentation to Council. (Motion carried: 4-0, Chair Evans absent November 13, 2001).

Exhibits

1. Subject Site Map

2. Land Use Map

3. Aerial

Prepared by: _____

Reviewed by: _____





